

**Cherokee County Zoning Board of Appeals**  
**Agenda**  
**Thursday, October 7, 2004**  
**6:30 p.m.**

**Old Cases**

Case #04-09-043V John Lineberger requesting variances to Section 4.05, A.2 of the Cherokee County Development Regulations and to Article 7, Table 7.1A of the Cherokee County Zoning Ordinance. The applicant is requesting a variance to allow 133' for sight distance along a dead end road instead of the required 200 feet. This property is located at 127 Big Oak Drive in Land Lot 267 of the 14<sup>th</sup> District and further described as Cherokee County Tax Map 14N23C, Parcel 028C.

**New Cases**

Case #04-10-047V Shane and Traci Lingefelt requesting a variance to Article 7; Section 7.7-54. The applicant is requesting a variance to allow parking of a tractor trailer vehicle on private property. This property is located at 520 Fairview Road in Land Lot 262 of the 4<sup>th</sup> District and further described as Cherokee County Tax Map 04N03, Parcel 009X.

Case #04-10-048V Ball Ground Associates, LLC requesting a variance to Article 25, Tree Preservation Ordinance. The applicant is requesting to reduce the minimum tree density for this property. It is located on Ball Ground Hwy in Land Lot(s) 296, 317 of the 14<sup>th</sup> District and further described as Cherokee County Tax Map 14N27, Parcel 072.

Case #04-10-049V McBride & Son Homes requesting a variance to Article 10; Section 10.6-5; Buffer Ordinance. The applicant is requesting to grade in the 35' perimeter undisturbed buffer. This property is located on Hwy 92 and falls within the Hwy 92 Overlay in Land Lot(s) 1258, 1263, 1264 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N30, Parcel(s) 138A, 137, 132.

Case #04-10-050V D. R. Horton, Inc. requesting a variance to Article 7, Table 7.1A; Minimum District Development Standards. The applicant is requesting a variance to reduce a front building line on lots 120, 126, 128, 325 and 334 of Falls at Mill Creek Phase 3 Subdivision and lots 171, 172 and 194 of Falls at Mill Creek Phase 4 Subdivision to a 15' front building setback on one side for each of these lots. These properties are located in Land Lot(s) 1161, 1162, 1215 of the 3<sup>rd</sup> District and further described as Cherokee County Tax Map 03N12, Parcel(s) 003A and 003C.

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**ZBA Public Hearing**  
**10-7-04**

Case #04-10-051V Metro Group Development requesting a variance to Article 10, Section 10.6-7; Stream bank buffers. The applicant is requesting a variance to encroach into this stream bank buffer for installation of sewer lines. This property is located on East Cherokee Drive and Hickory Flat Hwy in Land Lot(s) 253, 324, 325 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N26, Parcel(s) 154, 149B and 149C.

Case #04-10-052V Development Authority of Cherokee County requesting a variance to Article 10; Section 10.6-7, Stream bank buffers. The applicant is requesting a variance to encroach into the 50' County stream bank buffer in two locations. This property is located on Airport Industrial Drive in Land Lot(s) 294, 295, 318, 319 of the 14<sup>th</sup> District and further described as Cherokee County Tax Map 14N27, Parcel 111.

**Other Items**

- Approval of September 2, 2004 Minutes.